

DRC **SITE PLAN REVIEW AND COMMENT** **REPORT**

Division: Police

Member: Robert Dodder
759-6421 beeper 497-0628

Project Name: Magna Casa

Case #: 116-R-00

Date: 09-06-00

Review Time:

Comments:

1. What type of perimeter control will be used?
2. How will the gate for the entrance / exit be controlled?

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: Magna Casa Development

Case #: 116-R-00

Date: February 27, 2001

Comments:

1. Show compliance with the Fair Housing Act.

Division: Fire

Member: Albert Weber
761-5875

Project Name: Magna Casa Development

Case #: 116-R-01

Date: 2-19-01

Comments:

- 1) Fire sprinkler system required as per 553-895 Florida Statutes.
- 2) Flow test required.
- 3) Civil plan required showing fire main, hydrants, DDC and FDC's.

Division: Planning

Member: Jim Koeth
761 5276

Project Name: Magna Casa

Case #: 116 R 00

Date: February 27, 2001

Comments:

1) Submittal package must be revised in order to clarify required application submittal requirements within plans. Plans are not clear and are conceptual. Drawings lines must be precise and accurate. I.e.: colors, clearly delineated setbacks, grade changes ...et. al. Upon revision of plans, application may require another formal meeting review. If desired, staff will show complete application submittal example.

2) Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al..

3) Proposed project requires review and approval as a Development of Significant Impact which requires Planning and Zoning Board and City Commission approval.

4) Provide text narrative indicating project's compliance (point by point) with the City's Beach Design Guidelines Criteria prior to item being placed on the Planning and Zoning Board agenda. In addition, cite project's compliance the Design Compatibility Criteria as per ULDR Sec. 47-12 and compliance with People Street (Riomar St.) requirements. Discuss with applicant and Zoning Rep. at the meeting.

5) Provide dimensions for sidewalks on the site plan. Discuss with Engineering Rep. at the meeting.

6) Discuss site's trash management at meeting with applicant. Indicate dumpster on site plan if applicable. Discuss with Engineering Rep. at meeting.

7) Applicant must submit Hurricane Evacuation study prior to item being placed on the Planning and Zoning Board agenda.

8) Provide floor plans for all individual buildings levels. Indicate property line and setbacks on each floor plan level.

9) Provide section through pool deck.

10) Indicate outline of structure(s) in area not included as part of the site plan.

- 11) Indicate medians and all on-street parking on the site plan.
- 12) Discuss vehicular stacking with Engineering Rep. and the applicant at the meeting.
- 13) Portion of site currently zoned ABA must be rezoned to NBRA. Rezoning requires application fee and must be reviewed by the Planning and Zoning Board and City Commission. Applicant shall provide narrative outlining project's compliance with the Rezoning criteria as per ULDR Sec. 47-24.4. prior to item being placed on the Planning and Zoning Board agenda.
- 14) Provide parking requirement breakdown by ratio within site plan's calculation table.
- 15) Provide dimensions for all parallel parking spaces and setback to property line on site plan. Discuss with Engineering Rep. at meeting.
- 16) Discuss internal driveway widths (23 ft.) with Engineering Rep. at meeting.
- 17) Provide shadow study on the Winter Solstice and Spring Equinox in order to indicate impacts on neighbors. Provide information at 9am, 12pm, and 4pm. Indicate property lines on study and indicate shadow spillover beyond project's property line.
- 18) Dimension all building overhangs on site plan.
- 19) Recommend presenting project to the Central Beach Alliance and neighbors for public input prior to review by the Planning and Zoning Board and City Commission.
- 20) Indicate property line on elevations with setbacks denoted.
- 21) Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

Additional comments may be forthcoming at the meeting.

Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: BQN Investment/Magna Casa

Case #: 116-R-00

Date: February 19, 2001

Comments:

1. Possible sewer and water expansion/impact fee. Unable to determine at this time with the information provided.
2. Provide site plan showing storm water retention.
3. Provide storm water calculations.
4. Provide site plan showing domestic water service and sewer service to buildings.

Division: Zoning

Member: Terry Burgess
761-5913

Project Name: Magna Casa Development

Case #: 116-R-00

Date: 2/19/01

Comments:

1. Residential Townhouses are not a permitted use in the ABA zoning district in accordance with section 47-12.5.B.5. Rezoning requires an application and fee, which must be reviewed and approved by the Planning and Zoning Board and Commission.

2. Provide a text narrative explaining site density calculations. See measurement section 47-2.2 on how to calculate density.

3. Setback requirements for North Beach Residential Area (NBRA) District in accordance with section 47-12.5.E.1 are as follows:

- a. Front yard: twenty (20) feet.
- b. Side yard: one-half (1/2) the height of the building.
- c. Rear yard: one-half (1/2) the height of the building.
- d. If a development is approved as a development of significant impact, the side and rear yard requirements may be reduced if compatible with the Design and Community Compatibility Criteria provided in section 47-12.7.

4. People street requirements of section 47-12 apply to this development site.

5. Provide parking geometrics in accordance with section 47-20.11. Ninety-degree parking requires a twenty-four (24) drive aisle. Parallel parking space shall be a minimum of 8'8" x 24'.

6. Swimming pool shall not encroach in the corner yard setback in accordance with section 47-19.2.BB and 47-19.1.G.

7. The site and elevation plans are illegible. Clearly delineate setback dimensions, grade changes and clearly depict building materials.

8. Provide parking data for townhouses with attached garages as required in section 47-20.2 Table of parking requirements and loading zones.

9. Provide a text narrative outlining how the proposed development site complies with section 47-18.33 of the ULDR section by section. Are the townhouses to be sold fee simple?

10. Dimension all overhangs and balconies or any projections into the required yard.

11. Discuss site circulation and site triangles with the Engineering representative.
12. Additional comments maybe discussed at DRC meeting.

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Magna Casa Development

Case #: 116-R-00

Date: February 27, 2001

Comments:

No apparent interference will result from this plan at this time.

Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Magna Casa Development

Case #: 116-R-00

Date: 2/21/01

Comments:

1. Provide the calculations that verify that the minimum 25% site pervious area is provided. This would indicate a minimum requirement of 11, 149 sq. ft.
2. Central Beach District requirements apply. This would include the use of "large trees". Also, ½ of the trees on the street frontages should be "shade trees". There appears to be a deficiency in this regard.
3. Verify that there are no "sight triangle" violations.
4. Show any utilities (such as overhead powerlines) that would affect proposed planting on the landscape plan.
5. Verify that trees have at least an 8' wide base planting area.

Make sure that all "Tree Preservation Ordinance" requirements are met. Any trees which are good candidates for relocation should be relocated.

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
761-5123/ph
761-5275/fax

Project Name: Magna Casa Devel.

Case #: 116-R-00

Date: 2/27/00

Site Plan Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit.
2. Please indicate spaces in garage (2 required per unit) by labeling them.
3. A four (4) ft. utility easement exists in the south-central portion of the site. This easement shall be vacated prior to issuance of building permit.
4. Drive aisles are insufficient in width. Twenty-four (24) ft. is required for back-out of 90 degree spaces as outlined accordance with Section 47-20.11.
5. The four (4) parallel parking spaces located north of E-W drive aisle present circulation concerns. These spaces should be such that if spaces 1, 2, and 3 are occupied a driver can enter space 4. It is not clear how this can occur under this design with garage on unit 19 too close to this parking space.
6. Please provide the following drawings prepared by a registered Civil Engineer:
 - A. Water and Sewer Plan
 - B. Paving and Drainage Plan
 - C. Water and Sewer details and specifications plan
 - D. Paving & Drainage Details and Specifications
7. Note that Paving and Drainage Plan above shall indicate "F" curb and gutter section along street edges surrounding this site. Standard details for drop curb openings for individual home sites can be obtained from Engineering staff at the One Stop Shop.
8. Water and sewer plan shall indicate sizes and location of mains and proposed services to each site, including irrigation meters (if desired).